

Real Estate Market Opportunities

FLUSHING
ASK MR. HALLERAN

\$45,000—3 1/2 acre plot fronting Long Island Sound; 13-room Colonial dwelling, unobstructed view of water, beautiful shade, ornamental and fruit-bearing trees. Immediate possession.

\$21,000—1 room Dutch Colonial, with large open patio; two baths, open fireplace; garage; corner plot, 13x100 feet. Built about eight years ago. Immediate possession.

\$30,000—13 rooms, two baths, hot water heat; five-car garage; plot 107x150 feet. Immediate possession.

HALLERAN AGENCY, FLUSHING, N. Y.

BOROUGH OF QUEENS | BOROUGH OF QUEENS

Write for Booklet "R"

Sage Foundation
Homes Co.

Forest Hills Gardens

A choice of houses and plots for sale.
A place for those who appreciate Artistic Surroundings
15 MINUTES FROM PENN. STATION.

47 West 34th St., New York

Forest Hills
Long Island

Own Your Home

Jackson Heights
A Community of Garden Apartments
4-5 & 6 Rooms Offered for Sale on the Collective Ownership Plan

If you're paying from \$1,000 to \$2,000 annually for Rent you should pay us a visit

20 min. via Queensboro Subway from Grand Central Station (Corona Line)
Office at 25th St.

FOR SALE
Long Island City
Modern Sprinklered
One Story Building
Containing 25,000 Sq. Ft.
Suitable for Dye, Chemical or any other manufacturing.
Railroad siding.

HESS
47 Broadway, (Phone Gramercy-492)

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The Home for the Man WHO PREFERS TO LIVE NEAR THE WATER

CITY ISLAND is the spot

FOR the man who does not wish to herd with the crowd, who wants light, air and elbow room, and yet needs quick transit, this is an ideal Home spot.

THE Lexington Ave. Subway, to be completed early next year, with a connecting Bus Line through the Island, will make it convenient for downtown business men, and yet—

BECAUSE it probably will never have a single five-cent fare transit, the dweller will not be crowded out by cheap flats, built for the folks who demand a five-cent fare. So its natural charms will be preserved for many years.

RIGHT now lots may be bought at \$500 and up. This scale of prices is bound to rise with the coming of improved transit.

To reach the property NOW, take Bronx Park subway to 177th St. station, bus to City Island, or N. Y. N. H. & H. R. R. from 83 Ave. & 129th St. elevated station to City Island station and take bus.

Property Office Open Every Day.

BOROUGH OF MANHATTAN

FOR SALE
BUSINESS BUILDINGS
DOWNTOWN
Suitable for Banking or Insurance Concern.

A modern building containing 25,000 square feet net. Possession May 1st, 1920. Price \$115,000.

For Shipping or Export Business

9,000 square feet, in the heart of marine trade district. Possession May 1st, 1920. Price \$250,000.

For Jeweler or Retailer

About 20,000 square feet, near new Federal Reserve Bank. May possession. Price \$900,000.

For Coffee or Tobacco House

Elevator building containing 9,000 square feet, available May 1, 1920. Price \$60,000.

Plot for Improvement

10,000 square feet, near the new Curb Building site. Price \$400,000.

For real prompt, punctual SERVICE on the above and other properties call

PEASE & ELLMAN
55 Liberty Street
Telephone Rector 6640

GREAT PROFITS
BROADWAY near GRAND STREET, 8-story and 10-story buildings. Rents \$18,000. Price \$250,000.

VICINITY WOOSTER and FULTON STREETS, corner store and 10-story building. Rents \$25,000. Price \$300,000.

Also a number of other bargains in business buildings on BROADWAY and VICINITY.

VICINITY FIFTH AVENUE—14TH STREET, 5-story and 10-story buildings. Rents \$25,000. Price \$300,000.

VICINITY FIFTH AVENUE—37TH STREET, 8-story and 10-story buildings. Rents \$25,000. Price \$300,000.

Other business buildings in different locations. What do you want?

H. T. WOOD
220 BROADWAY

BARGAINS
VICINITY WEST END AVENUE—80TH STREET, 12-story apartment house. Rents \$18,000. Price \$250,000.

WEST END AVENUE CORNER, 12-story apartment house. Rents \$18,000. Price \$250,000.

VICINITY BROADWAY—110TH STREET, 10-story apartment house. Rents \$18,000. Price \$250,000.

VICINITY RIVERSIDE DRIVE—110TH STREET, 10-story apartment house. Rents \$18,000. Price \$250,000.

BROADWAY CORNER, 12-story apartment house. Rents \$18,000. Price \$250,000.

Also other bargains, large and small. Will pay to investigate. What do you want?

H. T. WOOD
220 BROADWAY

Downtown Business Rentals
Charles B. Walker has leased for Jefferson M. Levy the five-story building at 44 Lispenard Street to the Elmer Fur Dyeing Company and Columbia Doll and Toy Company.

The Charles F. Noyes Company has leased offices in the Lawyers' Title and Trust Company Building, at 100 Broadway and 6 Maiden Lane, to Davis J. Conner, Leonard B. Brown, Alexander Arnov and Charles A. S. Hatfield and a large unit of offices at 170 Broadway to F. R. Phillips & Sons Company for a long term of years.

Estate in Greenwich
Bought by R. T. Gallagher

GREENWICH, Conn., Dec. 20.—W. D. Faris has sold his estate in the fashionable section of Belle Haven, Harbor Drive, consisting of two acres of land, a Colonial dwelling and garage, to Robert F. Gallagher, president of the New York Insulated Fire Company, through the Thomas E. Cooke's Agency.

Mr. Cooke has also sold a residence and garage on Park Drive, in the Putnam Manor section, to Mrs. Marjorie Post Close.

"We deem it essential that New York should remain the center of the garment industry, and this can be accomplished only by cooperation between the manufacturers and the civic organizations so that the manufacture of these garments can be carried on not only with the least detriment to the general welfare of the city, but to the greatest advantage of the industry itself."

Horace Parker to Erect
A New Scarsdale Home

Horace Parker, of Scarsdale, has purchased through Nash & Kennedy a large plot in Scarsdale from Edwin S. Green. Mr. Parker expects to erect a home on the site. The same brokers recently sold Mr. Parker's present residence in Scarsdale to Mrs. O. A. Woodruff, of White Plains.

Scarsdale House for Hoover
The Robert E. Farley Organization has sold a large home in Scarsdale, the residence of John Pendleton, on Wyndham Road in the Edgemont section, to the Hoover Organization.

House in Pelhamwood Sold
Burke Stone has sold for Adrian Fienl, of Chappaqua, N. Y., his residence on Young Avenue, Pelhamwood.

Choice Investment

Rent \$9,324; actual net income \$4,400; price \$55,000; five-story flat, 50x100, 3 and 4 rooms; steam heat, electric lights.

J. CLARENCE DAVIES
140th St. and 3d Ave., City.

Needle Trade Workers to Keep South of 42d St

Manufacturers of garments who are to forsake the Fifth Avenue shopping section in the 'Save New York' movement for locations west of Seventh Avenue, will not move farther northward than the south side of Thirty-eighth Street.

This announcement was made yesterday by Mack Kanner and Saul Singer in the interests of the needle work manufacturers. Recent reports had it that the needle workers would locate on the west side to and beyond Forty-second Street. There was fear among civic and other organizations that such a move would greatly add to the congestion of this busy thoroughfare, especially at Broadway and Seventh Avenue.

To set such reports at rest and to show that the garment manufacturers will not move farther northward than the south side of Thirty-eighth Street, the Needle Trade Workers' Association, which is now very much crowded, particularly at Times Square, which is the most popular center of the city, and to which all out-of-town visitors are attracted, should be free from any unnecessary crowding or congested condition.

"On behalf of the manufacturers who have united in the 'Save New York' building plan, we wish emphatically to deny that it is their intention to locate their factories north of Thirty-eighth Street. The plots purchased by these manufacturers for their new factories are now very much crowded, particularly at Times Square, which is the most popular center of the city, and to which all out-of-town visitors are attracted, should be free from any unnecessary crowding or congested condition."

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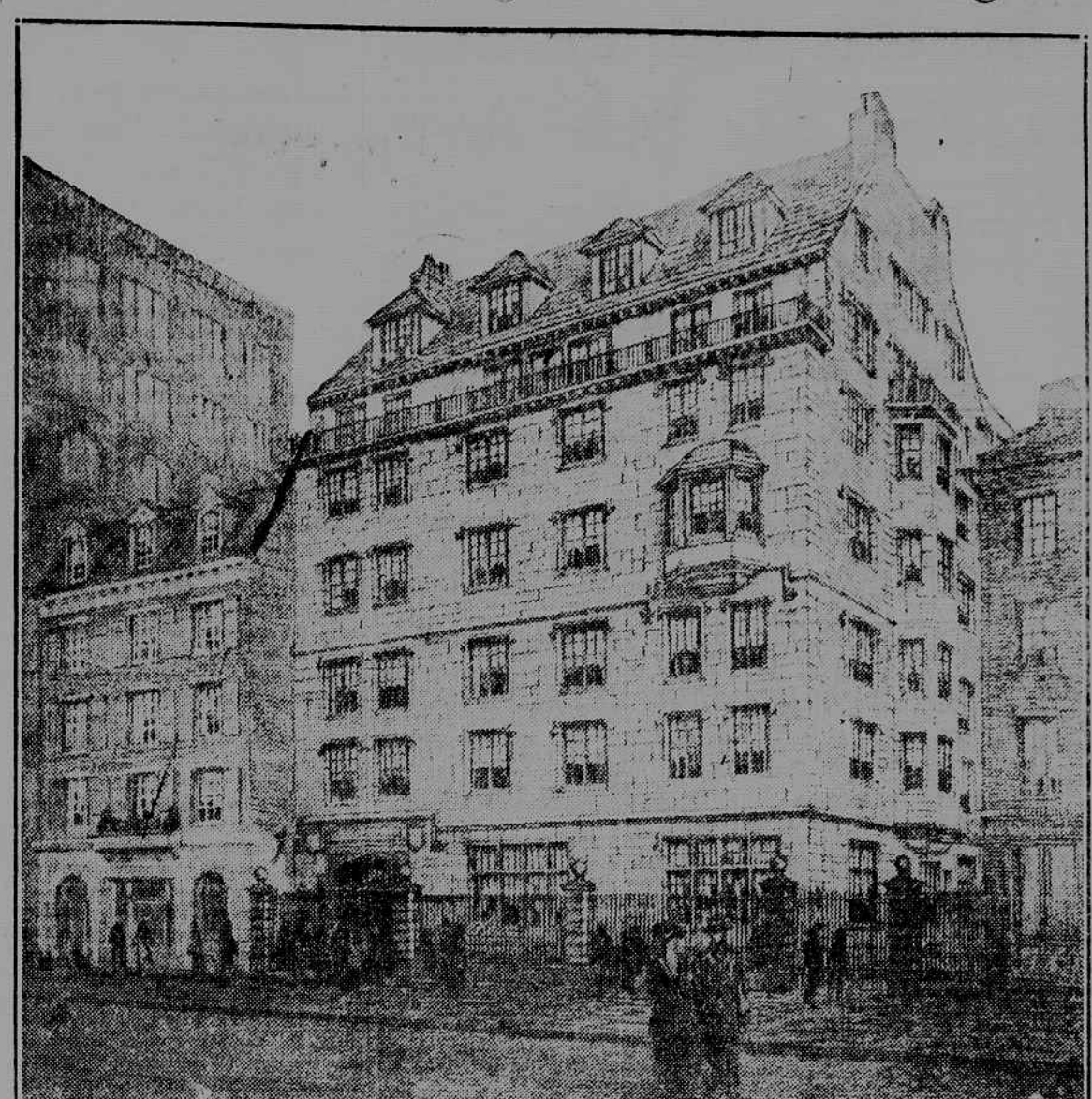
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Dormers, Gables and a Front, Reminders of New York of Long Ago, Are To Be Seen Again



At 35 and 37 Maiden Lane, a high wrought-iron fence, with limestone pillars, will stand between the front yard and the sidewalk. Courts all around the building will insure the best possible light and ventilation. No where are beauty and comfort sacrificed to space.

Gabled Roof and Dormers
The street fronts are of a light-colored stone, run in a w-pitched roof with dormers. The roof is of Tudor stone slate, graduated as to size and color. The gables and dormers are of light-colored brick with stone quoins at the corners. Limestone and terra cotta chimney pots will cap the large brick chimneys.

The construction is of the skeleton

At the meeting of the directors of the New York Title and Mortgage Company last week it was voted to give the employees of the institution, in addition to the usual bonus, a dividend of another dividend for an employee, amounting to a percentage of the company's profits.

This is the second double profit-sharing dividend that has been received by the employees in handling the large increased volume of business done in the year.

\$375,000 Mortgage Loan
On Broadway Buildings

Charles F. Noyes Company, in connection with Lawrence, Blake & Jewell, have secured a \$375,000 mortgage on the seven buildings at 546-556 Broadway, recently sold by the Noyes company. The mortgage has been arranged so that portions of the property may be released in case of resale. The Noyes company has been appointed managing agent for the buildings. The Noyes company has also secured for the Elm-Duane Street Corporation a \$33,000 mortgage covering 44-46 Duane Street.

Another Branch Office
For Fish & Marvin

Fish & Marvin, one of the oldest and largest concerns operating in Westchester County, have opened an office at 355 So. Broadway, New York, to handle their business throughout that section. This makes the ninth office which Fish & Marvin have opened in the county—the others being at Brewster, Scarsdale, Mount Vernon, Putnam, Poughkeepsie, New Rochelle, Lake Mont and Rye.

Long Island Cottages Rented
John F. Scott has rented for Mrs. William B. Nelson her house at Woodmere, L. I., to Mrs. Louise Johnson, of New York City. Mrs. Johnson's house at Cedarhurst is to Sydney A. Kirman; for E. M. Stern his house at Hewlett; for Arthur Conboy; for Mrs. R. E. Sully her house at Lawrence Beach; for Foster Milliken; for Miss Mary Rutherford her house at Cedarhurst; for Warren S. Crane, and for Mr. Elizabeth M. D. Nohle her house at Hewlett; for Mrs. Mary H. La Mont.

Griswold Estate Has Sold
Great Neck Property

J. G. Wolf has sold for the estate of C. E. Griswold property at the corner of Maple Street and Middle Neck Road, Great Neck, fronting 100 feet on Middle Neck Road and 160 feet in Maple Street, improved with a large ten-room stucco residence.

Brokers in Park Place Sales
The Charles F. Noyes Company is the broker in the recent sales to William D. Kibben of 10 Park Place, extending through to 16 Murray Street, a seven-story building, and the resale to the Gould Pump Company.

Title Co. Declares Dividend
The New York Title and Mortgage Company has declared in addition to the regular dividend of 1 1/2 per cent, an extra dividend of 1 per cent, making the total distribution for the year 8 per cent.

Robert Courtney King Buys 115-Acre Country Place Near Morristown, N. J.

Harvey J. Goung and Arthur C. Day, of Morristown, N. J., have sold the large country estate of Elizabeth K. Fiske to Robert Courtney King, of New York and East Orange. The property is a site of about 115 acres with

large, modern Colonial dwelling, fully furnished; large barns, garage and farm buildings, together with a full equipment of farming implements and stock. This is one of the most attractive country homes between Morristown and Mendham, and adjoins the estate of the late Luthern Kuntze. It also touches the Crocker farm, which was sold last year by the same agents to M. R. Holliut. The property was held at \$65,000.

Madison Avenue Corner
Flats to Go at Auction

Joseph P. Day will sell at auction tomorrow in the Exchange Salesroom, 21 Vesey Street, the northwest corner of Madison Avenue and Eighty-ninth Street, and five adjoining parcels, at 17 to 25 East Eighty-ninth Street and 17 to 25 East Eighty-ninth Street. The property comprises five five-story apartment houses and 25 East Eighty-ninth Street is a vacant lot.

The property will be sold as one parcel. The size of the entire plot is 100.84x164.1-3.

Long Island Sales
The Lewis H. May Company has sold for Louise F. Wolcott a dwelling at 1025 Gramercy Terrace, Far Rockaway, L. I., to Abraham Kutz.

Harvey W. Caw has sold the H. H. Ackerman home, on Arleigh Drive, in the Kensington section of Great Neck, L. I.

Trade Claims—S. Untermeyer's 5th Ave. House

Former Home of Lawyer Free of Mortgages and Held at \$450,000. Bought by Hicks, the Fruiterer

Sales of Business Realty

Eight-Story Loft in Spring St. and Another in 4th St. Purchased by Corporation

Samuel